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23 Rectory Road, Doagh, Ballyclare, BT39 0PT

- Detached Villa (c.2,400 sq ft)
- Lounge; Separate Family Room
- Deluxe Bathroom With White Suite
- Utility Room; Furnished Cloakroom
- Fully Landscaped Site
- Four Bedrooms; Master With Walk In Wardrobe & En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Rural Views Front and Rear

Offers Over £399,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Travertine tiled floor. Solid oak stairwell to first floor. Solid oak internal doors. Glass panelled oak French doors leading to kitchen.

FURNISHED CLOAKROOM

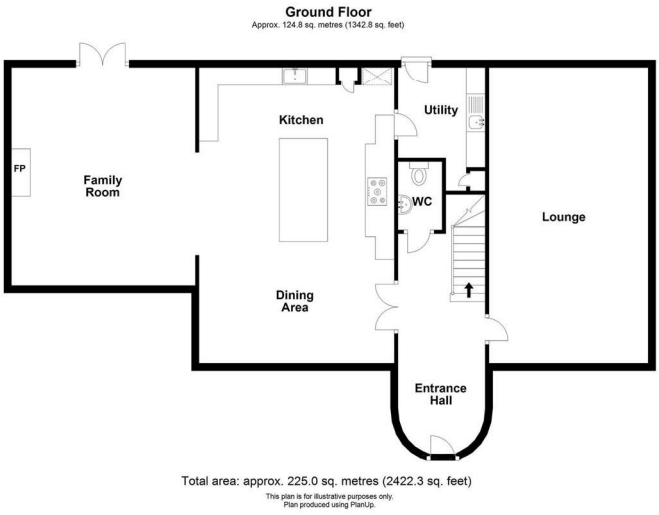
Contemporary two piece suite comprising vanity unit and WC. Splash back tiling to sink. Travertine tiled floor. Access to under stairs store.

LOUNGE 25'10" x 13'9"

Triple aspect windows enjoying rural views . Wall mounted bioethanol fire. Engineered timber flooring.

FAMILY ROOM 18'10" x 15'9"

Cast iron wood burning stove (with dual link up system) on slate hearth. Corner window enjoying rural views towards Kilbride and Cogry. Travertine tiled to floor. PVC double glazed French doors to rear garden. Open through to:







KITCHEN THROUGH DINING ROOM 25'10" x 17'0"

Luxury fitted kitchen with comprehensive range of high and low level storage units in hand painted solid oak door with contrasting solid granite work surface. Matching island unit with breakfast bar area. Ceramic Belfast sink. Electric Aga with gas hob. Extractor canopy. American style fridge freezer. Twin glass fronted display cabinets. Integrated wine rack. Splash back tiling to walls. Travertine tiled floor. Rural views front and rear.

UTILITY ROOM 10'9" x 7'10"

Range of fitted storage units and contrasting granite effect melamine work surfaces. Stainless steel sink with draining bay. Plumbed for automatic washing machine and dishwasher. Splash back tiling to walls. Travertine tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

MASTER BEDROOM 15'9" x 11'9"

Rural views to front elevation.

WALK IN WARDROBE 9'9" x 7'10"

DELUXE EN SUITE SHOWER ROOM

White three piece suite comprising fully panelled shower enclosure, pedestal wash hand basin and WC. Electric shower with drench shower head. Chrome towel radiator. Half tiling to walls. Tiled floor.

BEDROOM 2 widest points

Rural views to front elevation. Built in double wardrobe.

BEDROOM 3 widest points

Rural views to rear elevation. Built in double wardrobe.

BEDROOM 4 widest points

Rural views to front elevation.

DELUXE BATHROOM

White four piece suite comprising freestanding claw foot bath, separate fully panelled shower enclosure, pedestal wash hand basin and WC. Electric shower with drench shower head. Travertine half tiling to walls with matching travertine tiled floor.

EXTERNAL

Double gates leading to generous sized private driveway area finished in coloured stone.
Gardens front, side and rear finished in lawn, patio area, timber decking and range of plants, trees and shrubbery.
Timber summer house.
Vegetable patch.
External lighting.
Outside tap.
PVC oil storage tank.

MATCHING DETACHED GARAGE 18'4" x 13'9"

PVC coated roller shutter door. Power, light and oil fired central heating boiler.





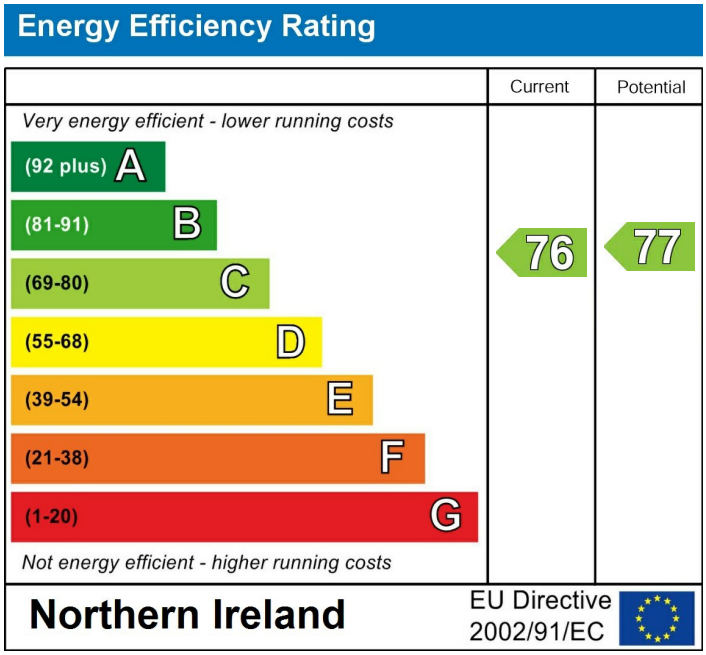
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented detached villa occupying a prime site on the periphery of Doagh village, Ballyclare, enjoying rural views front and rear, whilst being convenient to a host of local amenities, excellent schooling, Belfast City Centre, surrounding towns and both airports. The property comprises entrance hall, furnished cloakroom, lounge with wall mounted bio-ethanol fire, separate family room, kitchen through dining room, utility room, four double bedrooms, including master suite with walk in wardrobe and deluxe en suite shower room, and deluxe family bathroom with white four piece suite. Externally the property enjoys generous sized private driveway area finished in coloured stone, matching detached garage and gardens front, side and rear finished in lawn, patio area, timber decking and range of plants, trees and shrubbery. Other attributes include PVC double glazed windows, oil heating and part underfloor heating. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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